



sparks ellison

40 Ashdown Close, Chandler's Ford, SO53 5QF

£249,950

A much larger than average two bedroom flat quietly situated within Ashdown Close on the edge of Hiltingbury. The property has many advantages and benefits such as its own section of garden to the rear together with a garage directly under the property and useful storage rooms. The spacious accommodation benefits from a 16' x 13'8" living room, 13'9" x 10'4" kitchen/dining room and two double bedrooms complimented by a bathroom. Ashdown Close also falls within the catchments for the popular Hiltingbury and Thornden Schools and the property is offered for sale with no forward chain and vacant possession.

ACCOMMODATION

Entrance Hall:

Built in storage cupboard.

Sitting Room:

16' x 13'8" (4.88m x 4.17m) Fitted storage unit along one wall.

Kitchen/Breakfast Room:

13'9" x 10'4" (4.19m x 3.15m) Built in oven, built in gas hob, space and plumbing for washing machine, space for fridge freezer, breakfast bar, wall mounted boiler.

Bedroom 1:

13'11" to wardrobes x 12' (4.24m to wardrobes x 3.66m) Built in wardrobes and cupboards along one wall.

Bedroom 2:

12'1" x 10' to wardrobes (3.68m x 3.05m to wardrobes) Fitted wardrobes along one wall. Single person elevator providing access to garage below.

Shower Room:

8'7" x 5'1" (2.62m x 1.55m) Comprising shower in cubicle, wash hand basin with cupboards and drawers under, wc.

OUTSIDE

Rear Garden:

There is a section of private rear garden directly behind the property mainly laid to lawn with flower and shrub borders and a further section of garden in the top left hand corner that belongs to the property.

Garage:

17'8" x 8' (5.38m x 2.44m) Parking to the front, light and power, door to:

Storage Room 1:

12' x 11'3" (3.66m x 3.43m) Leading to:

Storage Room 2:

11'9" x 7'2" (3.58m x 2.18m)

OTHER INFORMATION

Tenure:

Leasehold

Term of Lease:

999 years from 1969

Ground Rent:

£10.00 per annum

Approximate Age:

1969

Approximate Area:

116.9sqm/1259sqft

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Hiltingbury Infant/Junior School

Secondary School:

Thornden Secondary School

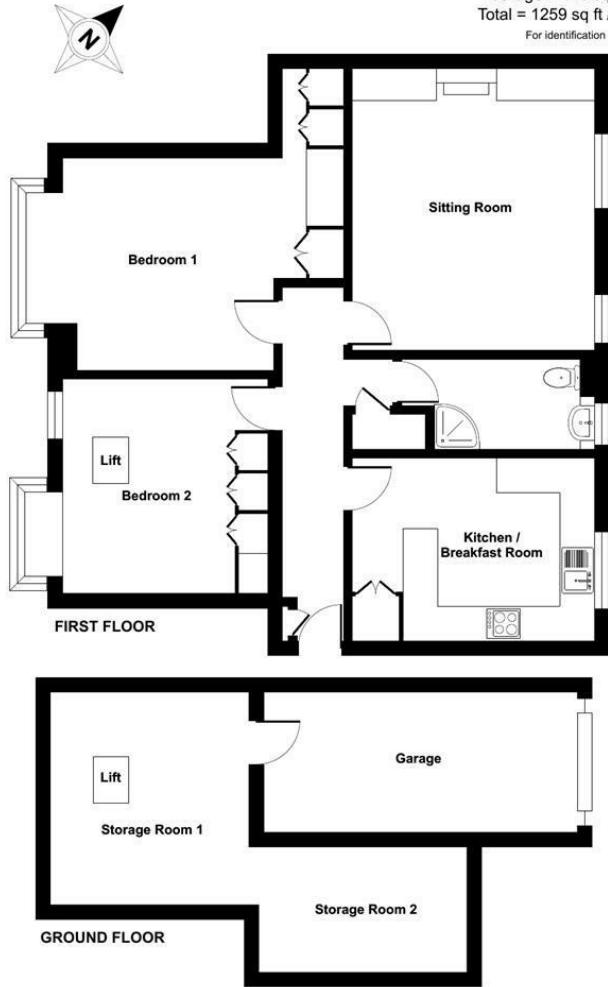
Council Tax:

Band B

Local Council:

Eastleigh Borough Council - 02380 688000

Ground Floor = 218 sq ft / 20.2 sq m
 First Floor = 901 sq ft / 83.7 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 1259 sq ft / 116.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1159294

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